



RETAIL SPACE | GREASE TRAP AVAILABLE

BAYPORT, NY

BAYPORT COMMONS

863-913 MONTAUK HIGHWAY

SIZE

1,280 SF

ASKING RENT

Upon Request

FRONTAGE

± 15 FT

CO-TENANTS

Club Pilates, Starbucks, Pure Barre, Jersey Mike's, AT&T, Edible Arrangements, Physical Therapy, Frozen Yogurt, Pet Grooming, Hot Yoga, Bagels, Barbershop, Sushi, Nail Salon, Chinese Restaurant, Salsa Salsa Mexican Restaurant, Pizza, Urgent Vet (Coming Soon)

NEIGHBORS

CVS Pharmacy, Chase Bank, Avocados Mexican-American Grill, USPS, Le Soir French Restaurant, Satellite Pizza, M&T Bank

COMMENTS

Former Salon Space Available

Seconds from Nicolls Road

Less than 1/2 mile from Bayport High School

CONTACT EXCLUSIVE AGENTS

JASON SOBEL

jsobel@ripcony.com

516.933.8880

JULIANA CHIARELLI

jchiarelli@ripcony.com

516.933.8880

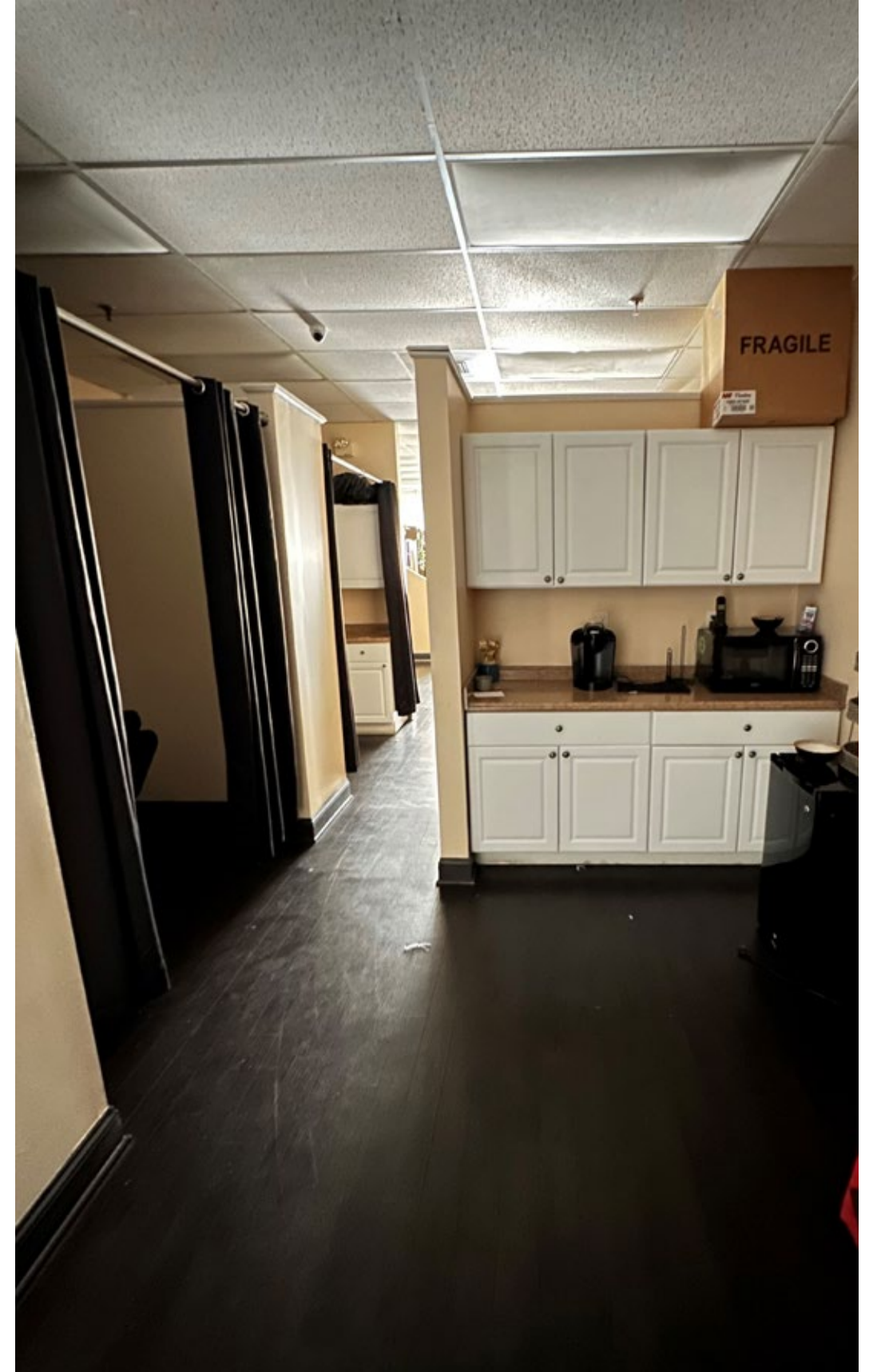


1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

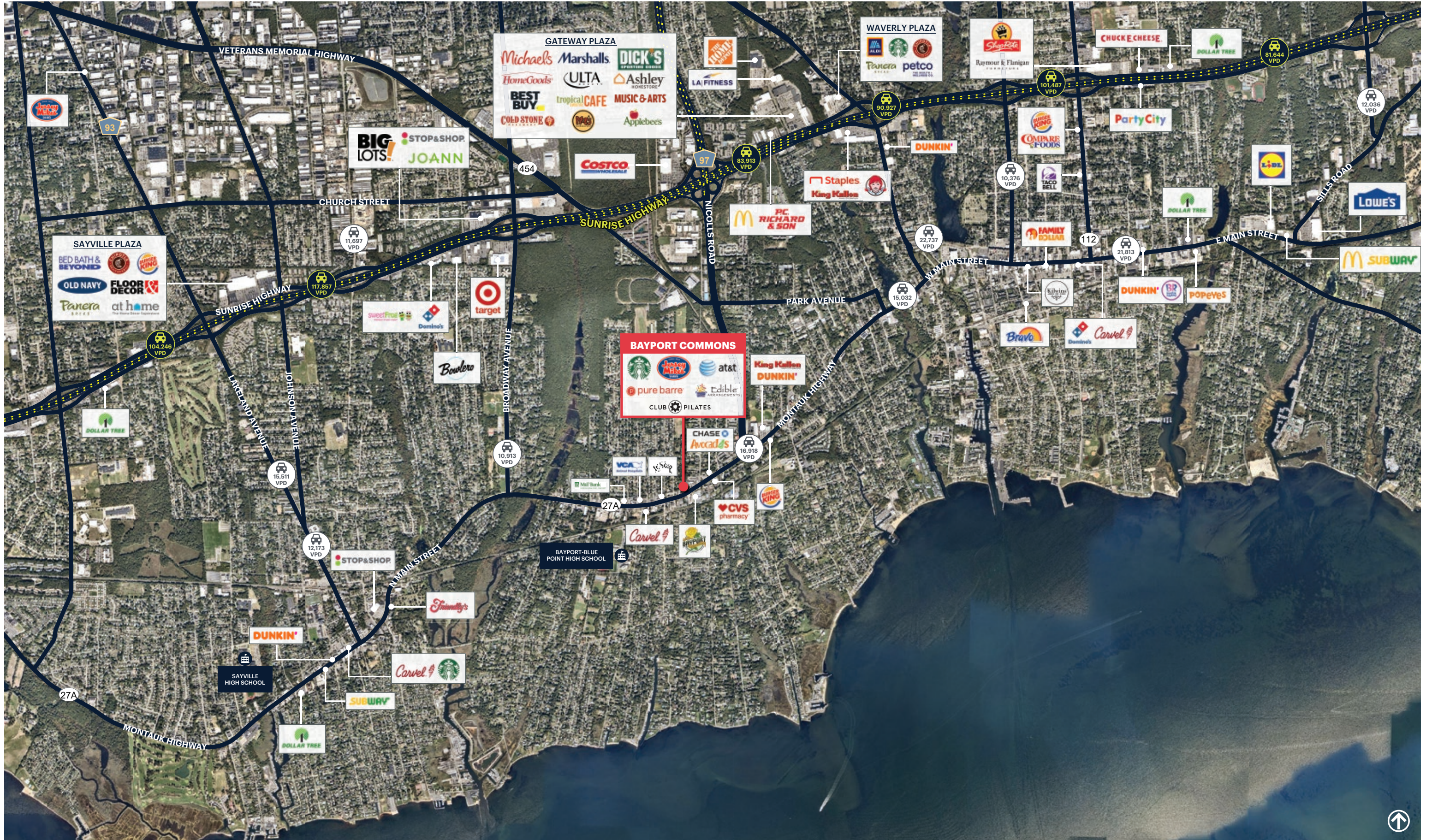
Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

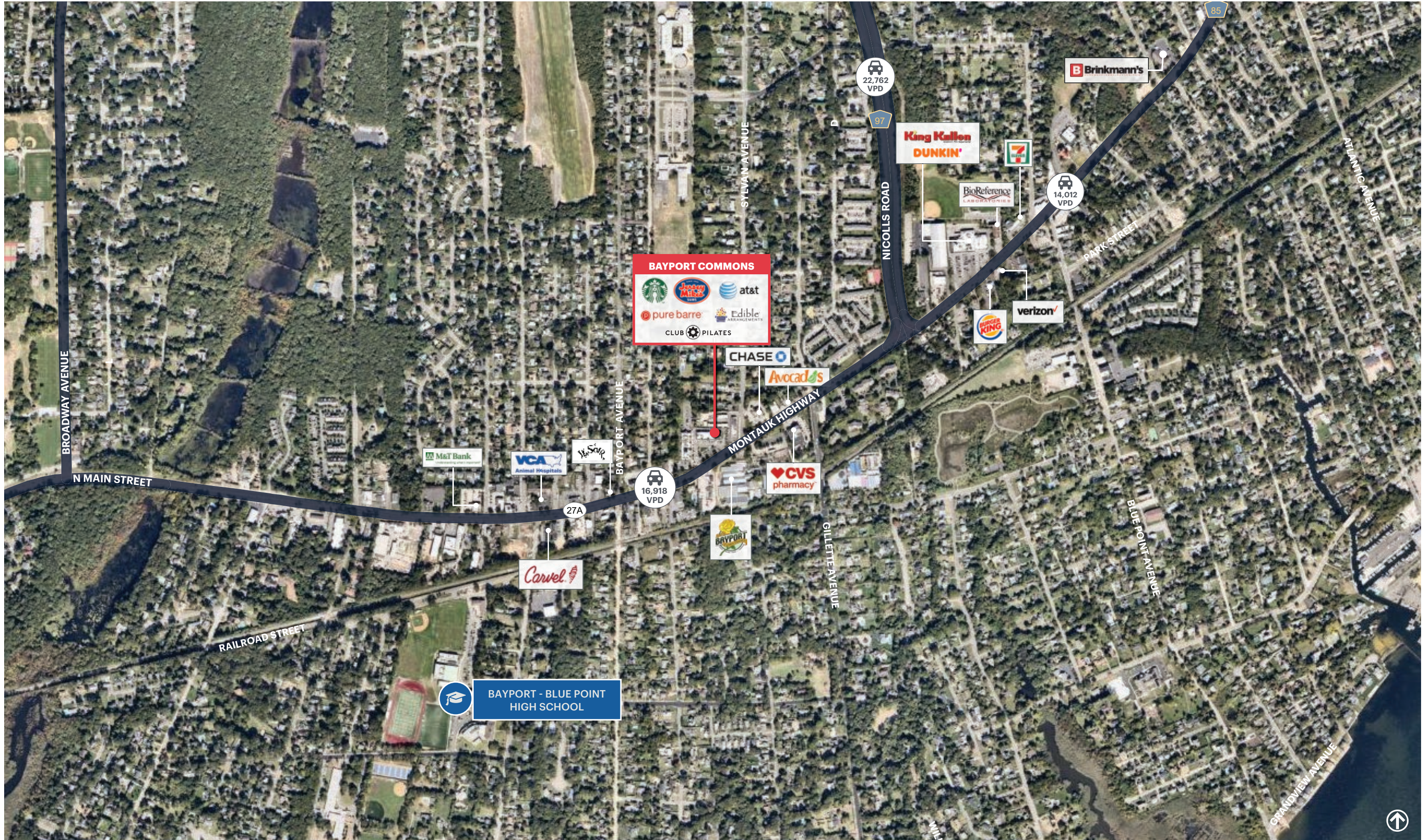
INTERIOR - 1,280 SF FORMER HAIR SALON



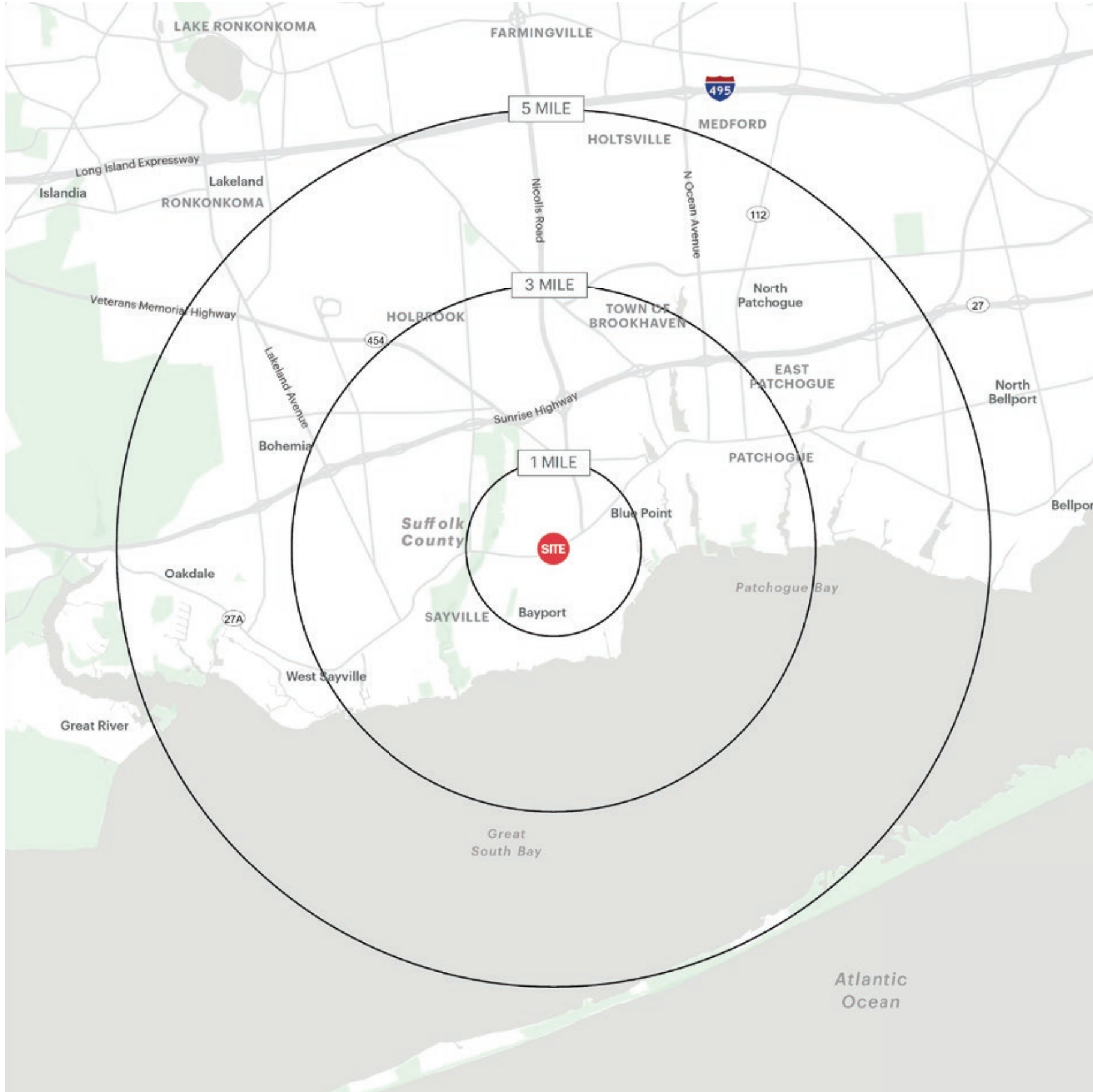
MARKET AERIAL



MID-LEVEL AERIAL



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

8,178

HOUSEHOLDS

2,954

AVERAGE HOUSEHOLD INCOME

\$160,170

MEDIAN HOUSEHOLD INCOME

\$120,367

COLLEGE GRADUATES (BACHELOR'S +)

2,691 - 47.0%

TOTAL BUSINESSES

326

TOTAL EMPLOYEES

2,673

DAYTIME POPULATION (W/ 16 YR +)

6,735

3 MILE RADIUS

POPULATION

63,525

HOUSEHOLDS

24,458

AVERAGE HOUSEHOLD INCOME

\$146,300

MEDIAN HOUSEHOLD INCOME

\$109,965

COLLEGE GRADUATES (BACHELOR'S +)

19,257 - 42.0%

TOTAL BUSINESSES

3,399

TOTAL EMPLOYEES

26,055

DAYTIME POPULATION (W/ 16 YR +)

57,468

5 MILE RADIUS

POPULATION

126,348

HOUSEHOLDS

47,393

AVERAGE HOUSEHOLD INCOME

\$143,603

MEDIAN HOUSEHOLD INCOME

\$109,948

COLLEGE GRADUATES (BACHELOR'S +)

34,544 - 38.0%

TOTAL BUSINESSES

7,392

TOTAL EMPLOYEES

63,870

DAYTIME POPULATION (W/ 16 YR +)

126,727

AREA DEMOGRAPHICS

